



SITUATION

Located close to the junction with Malborough Road in this well established retail parade amongst a variety of independent traders all serving this popular residential area.

The property is situated approximately 300 yards from Bowes Park Station (Great Northern), less than 1/2 a mile from Bounds Green Station (Piccadilly Line) and approx. 6 miles north of Central London.

PROPERTY

2 deep adjoining mid-terrace buildings comprising:

- A **Ground Floor Shop (No. 71).**
- A **Ground Floor Restaurant (No. 73) which interconnects with the rear of No. 71 to access the seating area (approx. 65 covers).**
- Front access at No. 71 to a **Self-contained Flat** in the upper part.
- Front access at No. 73 to **2 Self-Contained Flats** in the upper part.

Note1: The vendor has advised the entire ground floor had previously been used as an 85 seater restaurant.

VAT is NOT applicable to this Lot

FREEHOLD



Vacant Shop & Restaurant with Development Potential

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Taylor Rose

Tel: 020 3540 4444 Ref: Rebecca Karis

Email: rebecca.karis@taylor-rose.co.uk



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 71/73 (Shop & Restaurant)	<p>No. 71 (Shop plus Rear Seating Area used by No. 73):</p> <p>Internal Width 12'4"</p> <p>widening at rear to 15'8"</p> <p>Built Depth 84'1"</p> <p>Ladies & Gents WCs</p> <p>No. 73 (Restaurant / Grill / Prep Area and Kitchen):</p> <p>Internal Width 11'6"</p> <p>widening at rear to 14'3"</p> <p>Built Depth 84'1"</p> <p>WC</p> <p>Total Area of Nos. 71 & 73: Approx. 2,233 sq ft¹</p>			VACANT	
No. 71a (Flat)	Not inspected	Individual(s)	999 years from 25th December 2005	Peppercorn	FRI
No. 73a (2 Flats)	Not inspected	Individual(s)	999 years from 25th December 2005	Peppercorn	FRI

¹Area taken from VOA

Note 2: There is potential to separate the ground floor into 2 Self-Contained commercial units and there may be potential to create Residential Accommodation at the rear of the ground floor, all subject to obtaining the necessary consents.